



Timberbrook Forestry

2120 Sand Wedge Court
Pfafftown, NC 27040

336-244-1686 : cell

REQUEST FOR BIDS

STANDING TIMBER – 40 ACRES+/-

*The Tucker Tract
Surry County, North Carolina*

SALE DATE: 11:00 AM – June 28, 2022

TIMBER VOLUMES ESTIMATED: 215,570 Board Feet of Timber & 568 Tons
(International 1/4" Log Rule) of Pulpwood

Poplar	85,830 Board Feet
White Oak	40,520 Board Feet
Red Oak	13,150 Board Feet
Hickory	10,550 Board Feet
Maple	13,700 Board Feet
Misc. Hardwoods	11,540 Board Feet
White Pine	18,150 Board Feet
Shortleaf Pine	16,100 Board Feet
Virginia Pine	6,030 Board Feet

Location: The Timber for Sale is located just west of the Town of Dobson on Cave's Mill Road – SR 1100, a GPS address is 1060 Cave's Mill Road. The access to the timber is directly off Cave's Mill Road where there is an old soil road. See the attached Timber Sale Map for the exact location.

Description: The Timber for Sale is good quality Poplar, Oak and Pine with some other hardwoods. This tract had the larger trees cut about 25 years ago and some areas of the tract have small trees. The Limits of the Sale Area are defined on the ground by **Pink Flagging** as shown on the attached **Timber Sale Map**. A breakdown of the timber volumes is attached and shown on the **Estimated Timber Volume Summary**. The terrain is gentle to moderately sloped with a creek in the middle of the property which will have a 30' NO CUT buffer from the bank on both sides. **The Timber For Sale is being sold on a Clear Cut Basis.** The Stream Management Zones have been flagged in Blue Flagging.

The Sale: The timber will be sold on a **Sealed Bid-Lump Sum Basis**. We will be accepting Bids in our office, by email or by phone until 9:30 AM on **Tuesday June 28, 2022**. Or Bids may be brought by 11:00 AM on the same day to "**the designated place – The Timber Sale Sign at the tract.**" At **11:00 AM on June 28, 2022** all Bids in hand will be opened and made public. The Owners and Timberbrook Forestry, Inc. (agents) reserve the right to reject and refuse any and all bids.

Payment: A 10 percent deposit of the successful bid amount must be made within 72 hours of the Bid opening. **The balance of the purchase price will be due and payable upon delivery of an executed Timber Deed or Contract.** The Seller pays for the Timber Deed and the Revenue Stamps and the Buyer pays for the Recording Fee. Please review the **Timber Sale Map**, the **Estimated Timber Volume Summary** and the **Conditions of the Sale**, which are attached. I look forward to receiving your bid June 28th. I hope you will take the opportunity to examine this boundary of timber.

Sincerely,



John W. (Bill) Overbey RF, ACF
NC Registered Forester #597

(Cell Phone: 336-244-1686)
email: timberbrookforestry@gmail.com

CONDITIONS OF THE SALE

1. A **TWO YEAR** CUTTING PERIOD FROM THE DATE OF THE TIMBER DEED.
2. SKIDDING, LOADING, AND DECKING OPERATIONS MUST BE CONDUCTED IN THE TIMBER SALE AREA, OR IN AREAS APPROVED BY THE LAND OWNERS. ALL LOGGING DEBRIS MUST BE KEPT IN THE TIMBER SALE AREA AND THE DISTURBED DECK AREA SOWN IN GRASS.
3. NO LOGGING DEBRIS (TREES, LIMBS, ETC.) SHALL BE LEFT OUTSIDE THE SALE AREA. NO LOGGING DEBRIS SHALL BE LEFT IN THE OPEN FIELDS. DAMAGE TO THE CROPS WILL BE THE LOGGERS RESPONSIBILITY.
4. REQUIREMENTS CONCERNING STREAM OBSTRUCTION AS FOUND IN THE GENERAL STATUTES OF NORTH CAROLINA MUST BE HONORED. THE LOGGER IS REQUIRED TO FOLLOW THE BEST MANAGEMENT PRACTICES (BMP'S), AS ESTABLISHED BY THE STATE OF NORTH CAROLINA. FAILURE TO DO SO WILL BE THE BUYERS RESPONSIBILITY.
5. ANY TREES THAT ARE CUT THAT ARE FLAGGED IN PINK FLAGGING OR OUTSIDE THE TIMBER SALE AREA THAT ARE CUT WILL BE SCALED ON THE INTERNATIONAL 1/4 INCH LOG RULE FC-78, AND BE PAID FOR AT A RATE OF \$400.00,PER THOUSAND FOR SAWTIMBER AND \$35.00 PER CORD FOR PULPWOOD.
6. UNAUTHORIZED LOGGING DAMAGE TO PERMANENT FENCING, CROPS, OPEN LAND OR OTHER EQUIPMENT OR BUILDINGS WILL BE THE FINANCIAL RESPONSIBILITY OF THE BUYER.
7. NEITHER THE LANDOWNERS NOR TIMBERBROOK FORESTRY SHALL BE RESPONSIBLE FOR ANY PERSONAL INJURY OR DAMAGE TO THE LOGGERS' EQUIPMENT, WHICH MIGHT OCCUR ON THIS PROPERTY DURING THE LOGGING OPERATION.
8. THE LOGGING CONTRACTOR SHALL NOTIFY TIMBERBROOK FORESTRY. WHEN HE IS READY TO MOVE ON THE TRACT AND AT LEAST TWO (2) DAYS BEFORE LOGGING ACTIVITIES ARE TO BE COMPLETED.
9. CULVERTS SHALL BE PLACED IN EACH STREAM CROSSING OR TEMPORARY BRIDGES USED TO SPAN THE STREAM CROSSING. SILT SCREEN FENCING, GRASS SEED AND STRAW SHALL BE USED TO STABILIZE ANY DISTURBED AREA WITHIN THE STREAM MANAGEMENT ZONE IMMEDIATELY AFTER THE CULVERT IS INSTALLED. ALL TREES SHALL BE FELLED AWAY FROM STREAM COURSES WHERE POSSIBLE. NO LARGE LIMBS SHALL BE LEFT IN THE STREAM COURSE.
10. TRASH ESTABLISHED AS A RESULT OF THE LOGGING OPERATION MUST BE CLEANED UP ON AN ONGOING BASIS AROUND THE LOADING AREAS AND OTHER AREAS WITHIN THE TIMBER SALE AREA. ALL TRASH MUST BE REMOVED FROM THE TIMBER SALE AREA BEFORE THE LOGGER REMOVES THE EQUIPMENT FROM THE SITE. THE LOGGER WILL NOT BE RESPONSIBLE FOR TRASH THAT IS PRESENT ON THE SITE WHEN LOGGING BEGINS.
11. THE ACCESS LEADING INTO THE TRACT MUST BE KEEP SMOOTHED AND OPEN DURING THE ENTIRE LOGGING OPERATION AND LEFT IN A SIMILAR CONDITION AT THE END OF THE LOGGING OPERATION AS WHEN THE LOGGING BEGAN. A 50 FOOT MINIMUM GRAVEL APRON SHALL BE INSTALLED AT THE ACCESS ON THE ROAD.
12. THE LOGGING DECKS SHALL BE SOWN IN GRASS AND STRAWED AT THE END OF THE LOGGING OPERATION.

Tucker Timber Tract

Timber Volumes Estimated

April 2022 Volumes
40 Acres +/- Total
Caves Mill Road Dobson, NC





Diameter	40 Acres +/-										Total	
	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"		30"+
Poplar		16,540	24,300	23,480	10,320	8,560	2,630					85,830
White Oak		1,430	3,700	12,540	10,890	2,020	6,980	1,260	620			40,520
Red Oak		1,210	1,450	2,450	5,040	1,990	1,010					13,150
Hickory		1,780	1,680	1,910	3,540	0	1,040	600				10,550
Maple		2,180	6,280	920	3,350	970						13,700
Misc. Hardwoods		2,110	2,570	1,140	3,940	1,780						11,540
White Pine	660	0	4,450	3,250	3,690	2,230	2,810	1,060				18,150
Shortleaf Pine		2,710	3,470	7,080	2,840							16,100
Virginia Pine	1,630	1,250	1,870	1,280								6,030
Total By Diameter Class =	2,290	29,210	49,770	54,050	43,610	17,550	14,470	2,920	620	1,080		215,570

Soft Hardwood and Pine Pulpwood = 475 Tons
 Hard Hardwood Pulpwood = 93

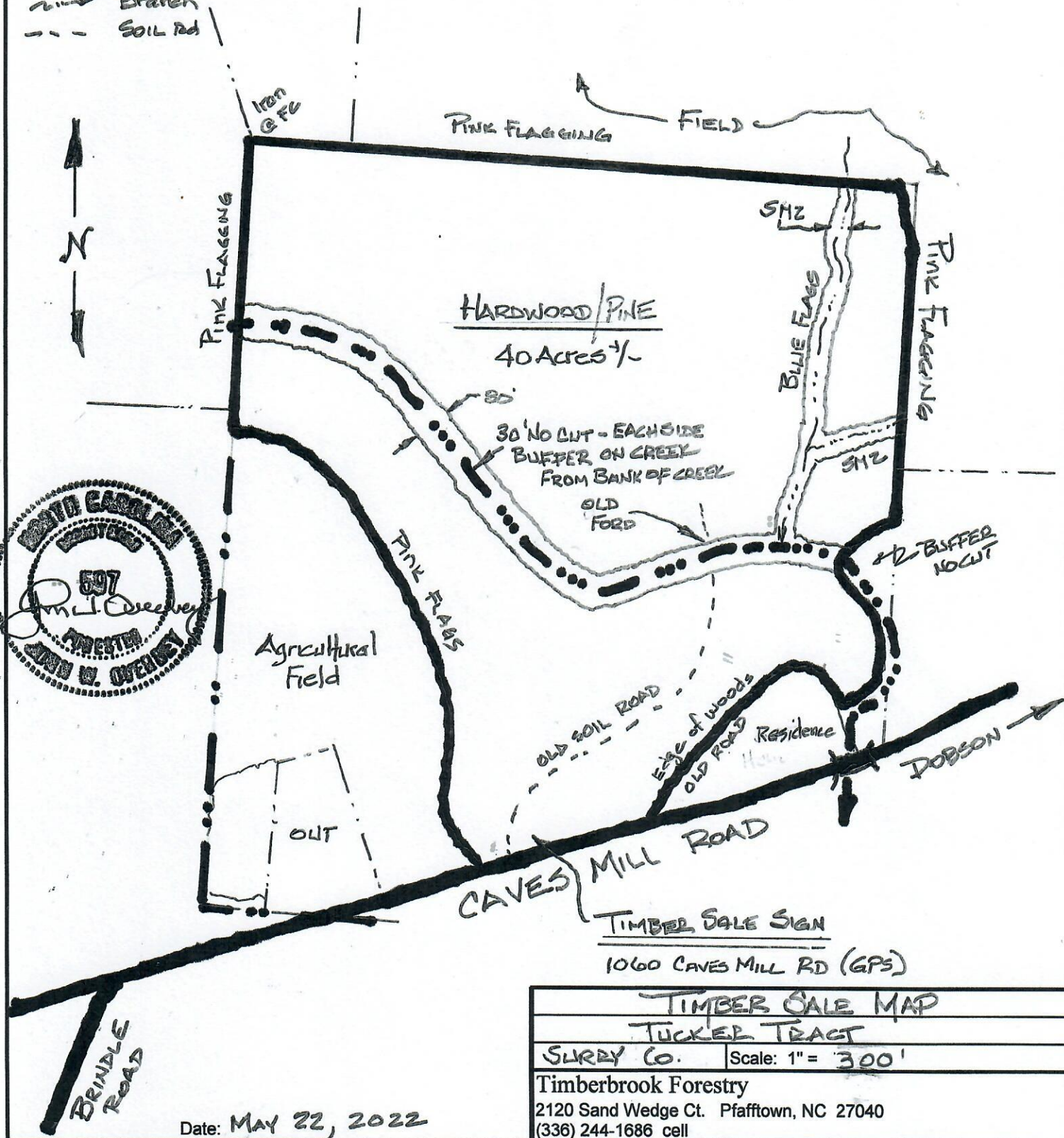
Timber Volumes are calculated on the International 1/4" Log Rule (form classes vary)
 Cruise Method: Prism Plots: 53 Plots

Bill Overbey, RF, ACF
 Timberbrook Forestry
 336-244-1686 cell

LEGEND

-  Timber Sale Boundary
-  CREEK
-  Branch
-  SOIL Rd

PIN# 4986 00 73 5033



Date: MAY 22, 2022